

ROME HOUSING AUTHORITY

5 Year Plan for Fiscal Years 2001 - 2005
Annual Plan for Fiscal Year 2001

800 N. FIFTH AVENUE
ROME, GEORGIA 30165
706-291-0780

PHA Plan Agency Identification

PHA Name: Rome Housing Authority

PHA Number: GA 005

PHA Fiscal Year Beginning: (01/2001)

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2001 - 2005

[24 CFR Part 903.5]

(ga005v03)

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is:

The mission of the Rome Housing Authority is to provide decent, safe and sanitary housing for eligible families, and to promote self-sufficiency and economic independence for its residents.

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☒ PHA Goal: Expand the supply of assisted housing

Objectives:

- ☒ Apply for additional rental vouchers:
- ☒ Reduce public housing vacancies:
- ☒ Leverage private or other public funds to create additional housing opportunities:
- ☒ Acquire or build units or developments
- ☐ Other (list below)

☒ PHA Goal: Improve the quality of assisted housing

Objectives:

- ☒ Improve public housing management: (PHAS score)
- ☒ Improve voucher management: (SEMAP score)
- ☒ Increase customer satisfaction:

- ☒ Concentrate on efforts to improve specific management functions:
(list; e.g., public housing finance; voucher unit inspections)
- ☒ Renovate or modernize public housing units:
- ☐ Demolish or dispose of obsolete public housing:
- ☐ Provide replacement public housing:
- ☐ Provide replacement vouchers:
- ☐ Other: (list below)

☐ PHA Goal: Increase assisted housing choices

Objectives:

- ☐ Provide voucher mobility counseling:
- ☒ Conduct outreach efforts to potential voucher landlords
- ☐ Increase voucher payment standards
- ☒ Implement voucher homeownership program:
- ☒ Implement public housing or other homeownership programs:
- ☐ Implement public housing site-based waiting lists:
- ☐ Convert public housing to vouchers:
- ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

☒ PHA Goal: Provide an improved living environment

Objectives:

- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
- ☒ Implement public housing security improvements:
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
- ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families:

- ☒ Provide or attract supportive services to improve assistance recipients' employability:
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing Objectives:
 - ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan PHA Fiscal Year 2001

[24 CFR Part 903.7]

(ga005v03)

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☐ **High Performing PHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The Rome Housing Authority (RHA) has prepared this Agency Plan in compliance with Section 511 of the Quality Housing and Work Responsibility Act of 1998 and the ensuing HUD requirements.

Rome Housing Authority's (RHA) Annual Plan is based on the premise that by accomplishing our goals and objectives we will be working toward the achievement of our mission.

The plans, statements, budget summary, policies, etc. set forth in the Annual Plan all lead toward the accomplishment of our goals and objectives and are consistent with the Consolidated Plan. Listed below is a highlight of RHA's Annual Plan:

- *Enhancing the screening policy and the utilization of a screening committee that consists of a resident, police officer and RHA admissions specialist.*
- *Maintaining and enhancing the deconcentration policy.*
- *Maintaining a minimum rent of \$50.00 and minimum hardship policy.*
- *Eliminating the ceiling rent and establishing a flat rent for all developments.*
- *Maintaining and enhancing RHA's Family Self-Sufficiency Program by collaborating with DFACS and other agencies.*
- *Continuing to provide homeowner opportunities by collaborating with RHA's HUD approved Housing Counseling Agency.*
- *Ensuring that RHA continues to comply with all Fair Housing requirements.*
- *Implementing the Community Service Requirement.*
- *Revising RHA's ACOP and Lease in compliance with the Quality Housing and Work Responsibility Act.*

- *Implementing the pet policy in accordance with the Quality Housing and Work Responsibility Act.*

In conclusion, RHA is committed to providing our residents with decent, safe and sanitary housing for eligible families, and to promote self-sufficiency and economic independence for all residents.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan including attachments, and a list of supporting documents available for public inspection

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

☒ Admissions Policy for Deconcentration: (ga005a03)

- ☒ FY 2000 Capital Fund Program Annual Statement: (ga005b03)
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☒ PHA Management Organizational Chart: ga005c03
- ☐ FY 2000 Capital Fund Program 5 Year Action Plan: ga005d03
- ☒ Public Housing Drug Elimination Program (PHDEP) Plan: ga005e03
- ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text): ga005f03
- ☒ Other (List below, providing each attachment name)

Progress Report: ga005g03

Community Service Policy: ga005h03

Pet Policy: ga005i03

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
N/A	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
X	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
X	The most recent Public Housing Drug Elimination Program (PHEDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
N/A	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter

families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being “no impact” and 5 being “severe impact.” Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	2,469	5	5	5	3	3	3
Income >30% but <=50% of AMI	1,472	5	5	5	3	3	3
Income >50% but <80% of AMI	2,177	5	5	5	3	3	3
Elderly	3,851	5	5	5	4	1	4
Families with Disabilities	N/A	5	5	5	5	3	3
Race/Ethnicity B	1,728	5	5	5	3	3	3
Race/Ethnicity H	65	5	5	5	3	3	5
Race/Ethnicity W	4,307	5	5	5	3	3	3
Race/Ethnicity							

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☐ Consolidated Plan of the Jurisdiction/s
Indicate year:
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	<u>Section 8 tenant-based assistance</u>		
<input checked="" type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	77		
Extremely low income <=30% AMI	61	79.22	
Very low income (>30% but <=50% AMI)	14	18	
Low income (>50% but <80% AMI)	2	2.59	
Families with children	52	67.53	
Elderly families	7	9.09	
Families with Disabilities	40	51.94	
Race/ethnicity B	36	46.75	
Race/ethnicity W	40	51.94	
Race/ethnicity H	1	1.29	
Race/ethnicity			
Characteristics by Bedroom Size (Public Housing Only)			
1BR			

Housing Needs of Families on the Waiting List			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input checked="" type="checkbox"/>	<u>Public Housing</u>		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	138		
Extremely low income <=30% AMI	*113	74.63	
Very low income (>30% but <=50% AMI)	*6	4.34	
Low income (>50% but <80% AMI)	*19	13.76	
Families with children	62	44.92	
Elderly families	12	8.70	
Families with Disabilities	24	17.37	
Race/ethnicity W	73	52.90	
Race/ethnicity B	62	44.92	
Race/ethnicity O	1	.72	
Race/ethnicity			

Characteristics by Bedroom Size (Public Housing Only)			
1BR	65	47.10	
2 BR	42	30.43	
3 BR	25	18.11	
4 BR	5	3.62	
5 BR	1	.72	
5+ BR			

**Some incomes are estimated, due to final income determinations are done at second interview.*

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

The Rome Housing Authority will continue to house all eligible applicants for Public Housing and Section 8 in a timely manner. All applicants who are ineligible or do not meet criteria are referred to the Housing Counseling Office for assistance in locating affordable housing

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required

- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☐ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☐ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☒ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☐ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☐ Limited availability of sites for assisted housing
- ☐ Extent to which particular housing needs are met by other organizations in the community
- ☐ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☐ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☐ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☐ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	1,600,000	
b) Public Housing Capital Fund	1,974,049	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	648,264	

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	252,145	
g) Resident Opportunity and Self-Sufficiency Grants	Ross 100,000	
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
T.O.P.	50,000	Supportive Services
EDSS	120,000	Supportive Services
DE699	36,000	Supportive Services
3. Public Housing Dwelling Rental Income		
	1,140,000	
4. Other income (list below)		
4. Non-federal sources (list below)		
RFCC&Y	15,000	Supportive Services
ROME SCHOOLS	6,250	Supportive Services
Nurturing Ga Families	10,000	Supportive Services
Total resources		
	5,951,708	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☐ When families are within a certain time of being offered a unit: (state time)
- ☒ Other: (describe)

After the screening committee meets and make determination.

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

(2)Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☐ PHA development site management office
- ☒ Other (list below)

Satellite sites: DFA And Health Department

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?
8

2. ☒ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site based waiting list plan)?
If yes, how many lists? 8

3. ☒ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists? 8

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
☒ PHA main administrative office
☐ All PHA development management offices
☐ Management offices at developments with site-based waiting lists
☐ At the development to which they would like to apply
☐ Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

☐ One
☒ Two
☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (list below)

- ☒ Emergencies
- ☐ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If “no” is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☒ Substandard housing
- ☒ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)

- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

1 Date and Time

Former Federal preferences:

- 2 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- 2 Victims of domestic violence
- 2 Substandard housing
- 2 Homelessness
- 3 High rent burden

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

Working, displaced, living in substandard housing, making more than 50% of income for rent and utilities, veterans, non-citizen

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA-resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☒ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☒ Adoption of site based waiting lists
If selected, list targeted developments below:

All but highrises

- ☒ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:

All but highrises

☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☒ List (any applicable) developments below:

Park Homes
Altoview Terrace
Graham Homes

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☒ List (any applicable) developments below:

Hight Homes
Jack Frost
M.J. Barron
Wilson Hardy

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete subcomponent 3B. Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

- a. What is the extent of screening conducted by the PHA? (select all that apply)
- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☐ Other (list below)
- b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☐ Yes ☒ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☐ Criminal or drug-related activity
- ☒ Other (describe below)
- (1) Prior and/or current address*
- (2) Name of current or past landlord*
- (3) Additional information about tenancy history*
- (4) Information about drug trafficking of family members*

(2) Waiting List Organization

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)

- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance? (select all that apply)

- ☒ PHA main administrative office
- ☐ Other (list below)

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

In cases where families provide proof of their search for a unit, but are unable to locate suitable housing or if family is delayed for medical reasons.

(4) Admissions Preferences

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☐ Yes ☒ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
 Victims of domestic violence
 Substandard housing
 Homelessness
 High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)

- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☐ Date and time of application
- ☐ Drawing (lottery) or other random choice technique

5. If the PHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- ☐ This preference has previously been reviewed and approved by HUD
- ☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☐ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices
- ☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☐ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The PHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☒ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

Flat rent
Rent freeze

- d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☒ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- ☐ For household heads
☐ For other family members
☐ For transportation expenses
☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
☐ Yes but only for some developments
☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments

- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☒ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- ☐ Other (list below)

g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☐ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenantbased assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies

a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ Reflects market or submarket
- ☒ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
☒ Rent burdens of assisted families
☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☒ \$1-\$25
☐ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached.
(ga005c02)
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	1096	
Section 8 Vouchers	275	
Section 8 Certificates	N/A	
Section 8 Mod Rehab	N/A	
Special Purpose Section 8 Certificates/Vouchers (list individually)	FUP – 100 MS - 175	
Public Housing Drug Elimination Program (PHDEP)	250	
Other Federal Programs(list individually)		
TOPS	250	
EDSS	250	

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

- (1) Public Housing Maintenance and Management: (list below)

ACOP, Lease, Orkin Contract, Standard Operating Procedure Manual

- (2) Section 8 Management: (list below)

Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☒ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☒ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure longterm physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment ga005b03 *Georgia*

-or-

☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) Optional 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment ga005d03 *Georgia*

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund) *N/A*

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☐ Yes ☐ No: a) Has the PHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:
2. Development (project) number:
3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

- ☐ Yes ☐ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?
- If yes, list development name/s below:

- ☐ Yes ☐ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?
- If yes, list developments or activities below:

- ☐ Yes ☐ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?
- If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of

FY 2001 Annual Plan

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1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description
1a. Development name:
1b. Development (project) number:
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

N/A

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly

families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below

Designation of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA’s Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (DD/MM/YY)
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected:
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☐ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. What is the status of the required assessment?	
<input type="checkbox"/>	Assessment underway
<input type="checkbox"/>	Assessment results submitted to HUD
<input type="checkbox"/>	Assessment results approved by HUD (if marked, proceed to next question)
<input type="checkbox"/>	Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/>	Conversion Plan in development
<input type="checkbox"/>	Conversion Plan submitted to HUD on: (DD/MM/YYYY)
<input type="checkbox"/>	Conversion Plan approved by HUD on: (DD/MM/YYYY)
<input type="checkbox"/>	Activities pursuant to HUD-approved Conversion Plan underway

5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)

- ☐ Units addressed in a pending or approved demolition application (date submitted or approved: _____)
- ☐ Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: _____)
- ☐ Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: _____)
- ☐ Requirements no longer applicable: vacancy rates are less than 10 percent
- ☐ Requirements no longer applicable: site now has less than 300 units
- ☐ Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24 CFR Part 903.7 9 (k)]

Homeownership program is administered by Rome Housing Authority's HUD approved Housing Counseling Agency.

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a

streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☐ Yes ☒ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)

- ☒ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☒ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs

Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
<i>GED – Graham Homes Community Center</i>	<i>25</i>			<i>Both</i>
<i>Licensed Day Care, Graham Homes</i>	<i>33</i>			<i>Both</i>
<i>Workforce Development</i>	<i>12</i>			<i>Both</i>

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)

- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
- ☐ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority

- ☒ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ PHA employee reports
- ☒ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

Parks Homes
Altoview Terrace
Fairground

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☒ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the PHA management and residents

- ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)

Willingham Village
Parks Homes
Altoview Terrace

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☒ Yes ☐ No: This PHDEP Plan is an Attachment. (ga005e03)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
 (If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
 If yes, how many unresolved findings remain? _____

5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component. High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☒ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- ☐ Not applicable
- ☐ Private management
- ☐ Development-based accounting
- ☐ Comprehensive stock assessment
- ☐ Other: (list below)
3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☒ Attached at Attachment: *ga005f03*
- ☐ Provided below:

3. In what manner did the PHA address those comments? (select all that apply)

- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments
List changes below:
- ☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☒ Yes ☐ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☒ Other: (describe)

Candidates were nominated by the Resident council officers of each development.

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☒ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- ☒ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here)
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☐ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - ☐ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☐ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - ☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - ☐ Other: (list below)
4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

DeConcentration Policy

ga005a03

It is Rome Housing Authority's policy to provide for DeConcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, Rome Housing Authority will skip families on the waiting list to reach other families with a lower or higher income. This will be accomplished in a uniform and non-discriminating manner.

Rome Housing Authority will affirmatively market its housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, Rome Housing authority will analyze the income levels of families residing in each of its developments, the income levels of census tracts in which the developments are located, and the income levels of the families on the waiting lists. Based on this analysis, Rome Housing Authority will determine the level of marketing strategies and deconcentration incentives to implement. The work sheets for this analysis are in the files of Rome Housing Authority.

PHA Plan Table Library

Component 7 Capital Fund Program Annual Statement Parts I, II, and II Ga005b03

Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number FFY of Grant Approval: (MM/YYYY)

☐ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	247,613
3	1408 Management Improvements	306,606
4	1410 Administration	25,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	52,000
8	1440 Site Acquisition	
9	1450 Site Improvement	100,000
10	1460 Dwelling Structures	1,171,125
11	1465.1 Dwelling Equipment-Nonexpendable	17,750
12	1470 Nondwelling Structures	
13	1475 Nondwelling Equipment	54,000
14	1485 Demolition	
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	Amount of Annual Grant (Sum of lines 2-19)	1,974,094
21	Amount of line 20 Related to LBP Activities	
22	Amount of line 20 Related to Section 504 Compliance	
23	Amount of line 20 Related to Security	

24	Amount of line 20 Related to Energy Conservation Measures	
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**Annual Statement
Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
HA Wide	Transfer to Operation	1406	247,613
	SUBTOTAL		247,613
HA Wide Management Improvements	Modernization Salaries – Phase IV	1408	116,150
	Investigator Salary – Resident Services	1408	32,750
	Staff Training	1408	20,500
	Resident Initiative programs	1408	130,900
	Computer Software	1408	1,306
	Supplies	1408	5,000
	SUBTOTAL		306,606
HA Wide Administrative	Proration of salaries per operating budget	1410	25,000
	SUBTOTAL		25,000
GA5-003 Phase IV Graham Homes	A&E Services	1430	52,000
	SUBTOTAL		52,000
GA5-003 Phase IV Graham Homes	Landscaping	1450	100,000
	SUBTOTAL		100,000
HA Wide Phase IV	Vehicle – Director of Technical /Maintenance,upgrade	1475	26,000
	Computer Hardware - upgrade	1475	8,000
	Furniture & Equipment - upgrade	1475	20,000
	SUBTOTAL		54,000
GA5-003 Phase IV Graham Homes 28 units	Canopy type roofs over entrances	1460	71,550
	Cover soffit and fascia with vinyl	1460	63,872
	Sheetrock	1460	79,735
	Floors	1460	84,205

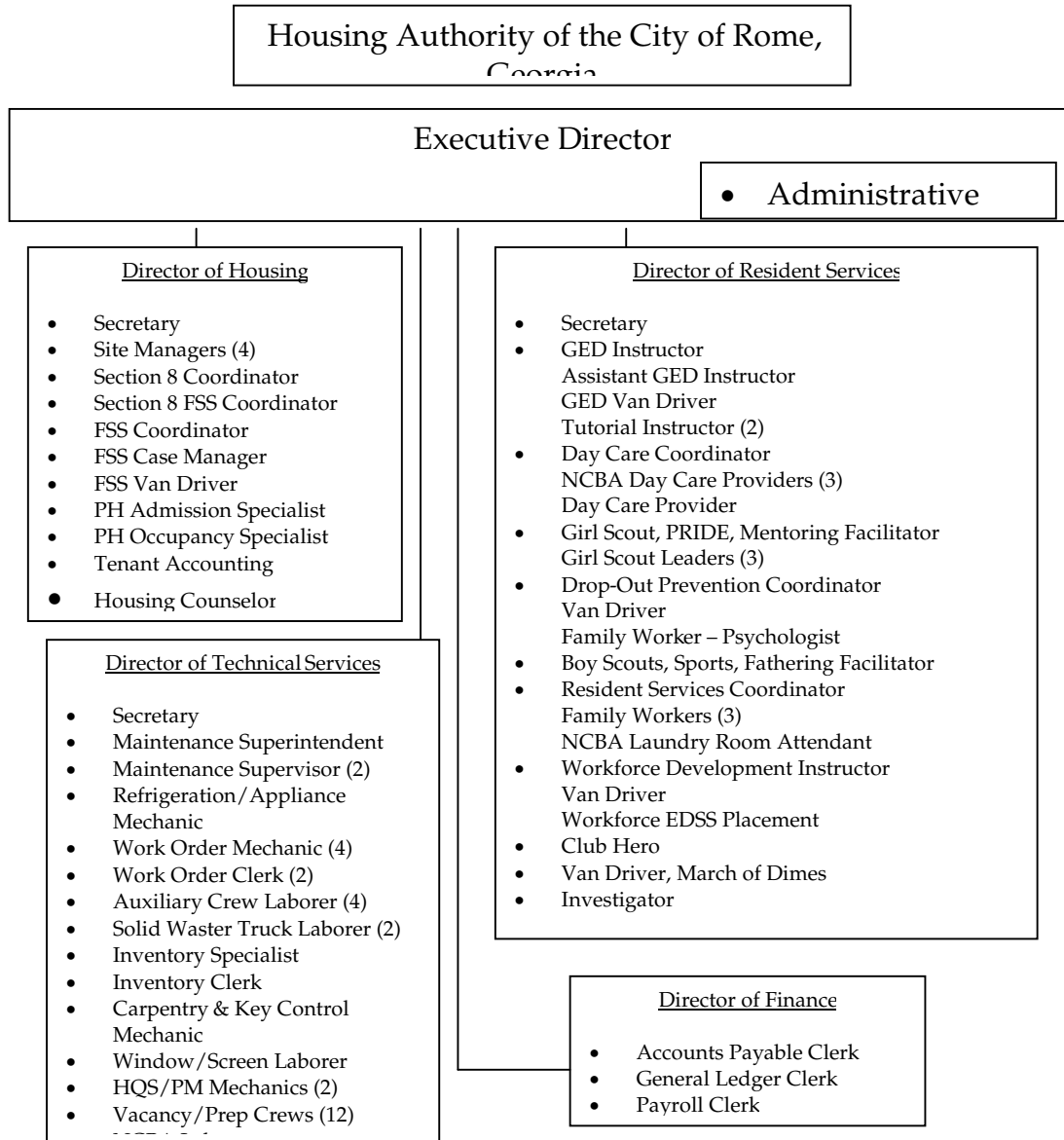
	Install thermal pane windows	1460	99,731
	Security screens & doors	1460	71,803
	Interior doors	1460	48,010
	Exterior doors	1460	39,825
	Modernize kitchens	1460	139,893
	Modernize bathrooms	1460	119,560
	Replace HVAC systems	1460	139,893
	Electrical upgrade	1460	119,560
	Install phone/cable outlets	1460	9,872
	Dryer hookups	1460	11,897
	Replace dual hot water heaters	1460	31,894
	Repair/replace plumbing	1460	39,825
	SUBTOTAL		1,171,125
GA5-003 Phase IV	Refrigerators	1465.1	10,500
Graham Homes	Gas range	1465.1	7,250
	SUBTOTAL		17,750
	TOTAL		1,974,094

Annual Statement

Capital Fund Program (CFP) Part III: Implementation Schedule

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HA-Wide Management Improvements	03/31/2001	03/31/2002
HA-Wide Administrative	03/31/2001	03/31/2002
GA5-003 Fees & Costs	03/31/2001	03/31/2002
GA5-003 Site Improvements	03/31/2001	03/31/2002
GA5-003	03/31/2001	03/31/2002

ROME HOUSING AUTHORITY
ORGANIZATIONAL CHART



Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
 Comprehensive Grant Program (CGP)

**U.S. Department of Housing
 and Urban Development**
 Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2001	Work Statement for Year <u>2</u> FFY 2002		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
SEE ANNUAL STATEMENT	<u>GA 5-003</u>		
	Replace roofs	28 units	44,210
	Canopy type roofs over entrances	28 units	47,895
	Cover soffit and fascia with vinyl	28 units	26,158
	Sheetrock	28 units	69,632
	Floors	28 units	73,537
	Install thermal pane windows	28 units	87,095
	Interior doors	28 units	41,926
	Exterior doors	28 units	34,779
	Modernize kitchens	28 units	122,242
	Modernize bathrooms	28 units	104,411
	Replace HVAC systems	28 units	122,168
	Electrical upgrade	28 units	104,411
	Install phone / cable outlets	28 units	8,621
	Dryer hookups	28 units	10,389
	Replace dual hot water heaters	28 units	27,853
	Repair / replace plumbing	28 units	34,779
	LBP & asbestos abatement	28 units	62,632
	Site Improvement		140,000
	Dwelling Structures - Non-expendable		38,315
	Subtotal		1,201,053
Subtotal of Estimated Cost			1,201,053

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2001	Work Statement for Year <u>3</u> FFY 2003			Work Statement for Year <u>4</u> FFY 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>GA 5-007</u>			<u>GA 5-001</u>		
	Landscaping	56 units	5,950	Repair slate tile roofs	29 bldgs	53,793
	Fencing	56 units	4,375	Install make-up air vents	50 units	12,710
	Replace water supply lines	56 units	78,400	LBP & asbestos abatement	149 units	131,007
	Erosion control	56 units	30,625	Subtotal		197,510
	Security screens and doors	39 units	77,838			
	Install thermal pane windows	29 units	87,000	<u>GA 5-002</u>		
	Exterior doors	29 units	46,400	Replace water / sewer lines / drains	95 units	235,642
	Interior doors	29 units	58,000	LBP & asbestos abatement	95 units	119,053
	Modernize kitchens	29 units	130,500	Replace slate tile roofs	20 bldgs	46,400
	Modernize bathrooms	29 units	141,375	Subtotal		401,095
	Floors	29 units	125,158			
	Dryer hookups	29 units	7,250	<u>GA 5-007</u>		
	Paint interior / exterior	29 units	54,375	Replace windows	21 units	75,923
	Replace dual hot water heaters	29 units	14,500	Exterior doors	21 units	41,677
	Replace HVAC systems	29 units	116,000	Interior doors	21 units	50,077
	Electrical upgrade	29 units	101,500	Modernize kitchens	21 units	96,923
	Site improvement		145,000	Modernize bathrooms	21 units	118,529
	Dwelling structures - Non-expendable		39,684	Floors	21 units	92,885
	Subtotal		1,263,930	Paint interior / exterior	21 units	39,375
				Replace dual hot water heaters	21 units	10,500
				Install HVAC systems	21 units	92,400
				Upgrade electrical	21 units	75,923
				Subtotal		694,212
				(GA 5-007 Continued on next page)		
	Subtotal of Estimated Cost		1,263,930	Subtotal of Estimated Cost		1,292,817

Five-Year Action Plan
Part II: Supporting Pages
Physical Needs Work Statement(s)
Comprehensive Grant Program (CGP)

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian Housing

Work Statement for Year 1 FFY: 2001	Work Statement for Year <u>4</u> FFY 2004			Work Statement for Year <u>5</u> FFY 2004		
	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name/General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	<u>GA 5-007 (Continued)</u>			<u>GA 5-008 Willingham Village</u>		
	Install security screens	16 units	33,000	Security Screen Doors	30 units	\$62,250
	Dryer hookups	26 units	7,000	Replace Windows	30 units	\$93,000
	Subtotal		40,000	Exterior Doors	30 units	\$49,500
				Interior Doors	30 units	\$61,500
				Modernize Kitchens	30 units	\$138,000
				Modernize Bathrooms	30 units	\$150,600
				Floors	30 units	\$133,500
				Dryers	30 units	\$7,500
				Paint Interior/Exterior	30 units	\$57,750
				Replace Water Heaters	30 units	\$15,000
				Replace HVAC systems	30 units	\$120,000
				Electrical Upgrades	30 units	\$108,000
				Sheetrock	30 units	\$75,000
				Site Improvements	30 units	\$150,000
				Dwelling Structures - Non Expendable		\$41,000
				Subtotal of Estimated Cost		\$1,262,600
	Balance from previous page Year 2003		1,292,817			
	Subtotal of Estimated Cost		1,332,817	Subtotal of Estimated Cost		\$1,262,600

Public Housing Drug Elimination Program Plan

ga005e03

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

- A. Amount of PHDEP Grant \$252,145.00
- B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R X
- C. FFY in which funding is requested 2001

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
<i>Willingham</i>	<i>200</i>	<i>475</i>
<i>Hight</i>	<i>149</i>	<i>218</i>
<i>Fairground</i>	<i>36</i>	<i>79</i>
<i>Green & Gold</i>	<i>64</i>	<i>97</i>
<i>Park</i>	<i>100</i>	<i>174</i>
<i>Alto</i>	<i>95</i>	<i>134</i>
<i>Graham</i>	<i>149</i>	<i>184</i>

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months_____ 12 Months_____ 18 Months_____ 24 Months X Other _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1996					
FY 1997	\$329,400	GA06DEP0050197	0		
FY1998					
FY 1999	\$245,509	GA06DEP005099	68,313.74		06/30/01
FY 2000	\$252,145	GA06DEP0050100	252,145.00		06/30/02

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY <u>2001</u> PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	60,000.00
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	2,130.00
9150 - Physical Improvements	
9160 - Drug Prevention	174,447.58
9170 - Drug Intervention	15,567.42
9180 - Drug Treatment	

9190 - Other Program Costs	
TOTAL PHDEP FUNDING	\$252,145.00

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$ 60,000.00		
Goal(s)	The authority proposes a community based approach to identifying, preventing and eliminating criminal elements and activities in Rome Housing Authority communities.						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. Enforcement			01/01/01	01/01/02	\$60,000.00		Crime has been reduced 1% this year.
2.							
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of	Target	Start	Expected	PHDEP	Other	Performance Indicators

	Persons Served	Population	Date	Complete Date	Funding	Funding (Amount /Source)	
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding:\$2,130.00		
Goal(s)	Rome Housing Authority proposes to continue the neighborhood watch program in conjunction with the community policing program to delete crime and drug traffic.						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. Neighborhood watch	200	Residents of Willingham	01/01/01	01/01/02	2,130.00		Crime was reduced 1% this year.
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$174,447.58		
Goal(s)	Rome Housing Authority proposes programs and activities for youth and families which foster healthy and productive living, recreational and educational opportunities that reduce the appeal of substance abuse dependence.						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.Drop Out Prevention	135	Middle & High school age children who are suspended from school	01/01/01	01/01/02		\$6,250.00 Rome City Schools	70% of children finish middle and high school without being suspended again
2. Sports & Recreation	150	Children of Rome Housing Authority	01/01/01	01/01/02		\$57,104.97 TOPS	60% of RHA youth participate in at least 1 sport yearly
3. WRICE March	110	Rome community, residents, and staff of RHA	01/01/01	01/01/02		N/A	2% increase in community participation
4. Workforce Development	84	RHA residents ages 18 – 30 who are unemployed	01/01/01	01/01/02		\$149,056.27 EDSS	75% of residents who are referred find gainful employment
5. Family Workers	60	RHA residents and families	01/01/01	01/01/02		\$17,500 RFCCCY	Family worker provides classes, referrals and other types of assistance to 100 families per year
6. GED/Adult Literacy	100	Residents of Rome and RHA	01/01/01	01/01/02		\$149,056.27 EDSS	Graduate 3% of students each year
7. Club Hero	30	Middle school children	01/01/01	01/01/02		\$57,104.97 TOPS	200 children will participate in mentoring and tutoring activities
8. After School Tutorial	55	Elementary children	01/01/01	01/01/02		\$57,104.97 TOPS	200 children will participate in mentoring and tutoring activities

9. Girl Scouts	50	Youth	01/01/01	01/01/02		\$10,076.05 Girl Scouts \$57,104.97 TOPS	40 youth will be recruited for Girl Scouts
10. PRIDE	12	Youth	01/01/01	01/01/02		\$57,104.97 TOPS	200 children will participate in mentoring
11. Daycare	31	Preschool children	01/01/01	01/01/02		\$5,000 Quality Care Children \$5,000 Georgia Childcare Council	Center meets state licensure requirements, thereby providing children with a safe learning environment
12. Earning By Learning	50		01/01/01	01/01/02		\$57,104.97 TOPS	200 children will participate in mentoring and tutoring activities
13. Boy Scouts	45		01/01/01	01/01/02		\$57,104.97 TOPS	40 youth will be recruited for Boy Scouts
14. Mentoring	15		01/01/01	01/01/02		\$57,104.97 TOPS	200 children will participate in mentoring and tutoring activities
15. Rural Van Program	300		01/01/01	01/01/02		\$25,920 March of Dimes	300 Mothers and children will be transported to prenatal , post natal or well baby services yearly
16. National Night Out	300		01/01/01	01/01/02		\$2000 City of Rome	1% decrease in crime
17. Parenting	50	Parents of RHA children and participants of GED classes	01/01/01	01/01/02		\$149,056.27 EDSS	

9170 - Drug Intervention	Total PHDEP Funding: \$15,567.42
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Goal(s)	<i>The Rome Housing Authority proposes a program that identifies residents with substance abuse, assists them in modifying behavior, and obtaining early treatment and structured aftercare.</i>						
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDP Funding	Other Funding (Amount /Source)	Performance Indicators
1.Family Worker	60	RHA individuals & families	01/01/01	01/01/02		Nurturing Ga Families	Family workers work closely with Drug Elimination

						\$6,400.00	<i>coordinator, residents and resident council to identify residents in need of treatment for substance abuse.</i>
2.							
3.							

9180 - Drug Treatment					N/A	Total PHDEP Funding: \$		
Goal(s)								
Objectives								
Proposed Activities		# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.								
2.								
3.								

9190 - Other Program Costs					N/A			Total PHDEP Funds: \$		
Goal(s)										
Objectives										
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators			
1.										
2.										
3.										

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120	Activity 1	60,000.00	<i>Activity 1</i>	60,000.00
9130				
9140	Activity 1	2,130.00	<i>Activity 1</i>	2,130.00
9150				
9160	<i>Activity 1 - 15</i>	174,447.58	Activity 1 - 15	174,447.58
9170	Activity 1	15,567.42	<i>Activity 1</i>	15,567.42
9180				
9190				
TOTAL		\$252,145.00		\$252,145.00

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the "PHA Certifications of Compliance with the PHA Plan and Related Regulations."

Resident Advisory Minutes
October 23, 2000
ga005f03

* Meeting called to order at 5:30pm

New Business:

Pet Policy:

- * Director of Housing reviewed the pet policy with the residents for input and questions
- * Residents asked about the deposit for a fish bowl and fish aquarium to being at a lower cost than the other animals
- * Residents were told that decals will be issued to those who have paid their pet deposits.
The decal will be placed on the window to show that an apartment contains a pet.
- * Allison explained to the residents what other Housing Authorities are charging for fish bowls and aquariums (\$25.00 for a fish bowl and \$50.00 for an aquarium).
- * The deposit is refundable.
- * It was asked by a resident what the case would be if someone had paid for a fish and it died, and was told that the deposit is refundable.
- * The Rome Housing Authority will implement the same policy regarding fish bowls and aquariums as Alexander City.
- * The time frame for the deposit to be paid will be based on the time frame implemented for the current security deposit.
- * By a show of hands, 8 agreed with the policy, 2 disagreed, and 3 abstained from voting.

Community Service:

- * The Community Service Policy will be implemented by January 1, 2001. All abled bodies will have to do 8 hours a month of community service with the maintenance dept.
- * Residents will not be allowed to skip any months. At the end of 12 months the Director of Housing will review the work and there will be a form signed by the supervisor for whom the work was done.

- * Elderly, handicapped, and disabled residents will be exempt from community service.
- * It was explained that HUD is asking that this policy to be implemented. Community service can also serve as an incentive for residents to want to do better, become self-sufficient, and be able to purchase a home.

Annual Plan:

- * Director of Housing reviewed the PHA annual plan with residents for approval and comments.
- * The budget for the operating/capitol funds were explained to the residents to let them know where the money was being spent. \$1.9 million is being spent on the renovation of Graham Homes. The next development to be renovated will be Green/Gold.
- * Site based waiting is now available. Applicants can now be placed on a waiting list in a development of their choice. Applicants can also be placed on more than one waiting lists.
- * The question was asked could you transfer if you are already living in a development and want to move to another development. There will be a fee for transferring from one development to another.
- * All elderly residents present agreed with the Highrise waiting list. Applicants can't request to live in a particular Highrise but can be put on the waiting list to live in a Highrise.
- * Residents were clarified about flat rent and how it works. It was told that flat rent has benefitted many residents.
- * Minimum rent and utility allowance were explained to the residents.
- * Director of Housing gave an example of minimum hardship. A resident must be under undue hardship (death in the family) in order for this to apply. A resident who experience minimum hardship cannot be evicted for ninety (90) days. The hardship only applies to rent.

- * Residents can also work in lieu of rent which means a resident can work for the maintenance dept. to pay off their rent..
- * Director of Resident Services reviewed the Drug Elimination portion of the plan.
- * Residents were asked for comments, questions, and activities that they would like to see implemented.
- * Meeting was adjourned.

Resident Advisory Board Members

1. Martin Jones - 13 Fortune Street Rome, GA 30165
2. Vanessa Williams - 41 Dellvue Street Rome, GA 30165
3. Doris Hance - 14 Dellvue Street Rome, GA 30165
4. Ollie Hixon - 12 Brookwood Avenue Rome, GA 30165
5. Lillian Tyler - 24 Brookwood Avenue Rome, GA 30165
6. Mary Barrett - 126 Reservoir Street Rome, GA 30161
7. Sonya Wade - 155 Reservoir Street Rome, GA 30161
8. Janice Sullivan - 109 Reservoir Street Rome, GA 30161
9. Jason Smith - 1311 Carver Street Rome, GA 30161
10. Marissa Lattimore - 1339 Spring Creek Street Rome, GA 30161
11. Cherrie Robinson - 1317 Spring Creek Street Rome, GA 30161
12. Lucy Mabry - 93 Green & Gold Blvd Rome, GA 30161
13. Brenda Harris - 35 Green & Gold Blvd Rome, GA 30161
14. Ada Richardson - 11 Green & Gold Blvd Rome, GA 30161
15. Bobbie Elkins - 101 Stonewall Street Rome, GA 30161
16. Sherry Jackson - 100 C Stonewall Street Rome, GA 30161
17. Valerie Williams - 100 D Stonewall Street Rome, GA 30161
18. Helen Glanton - 105 Waddell Street Rome, GA 30161
19. Lois Bright - 708 N Fourth Avenue Apt. 2 Rome, GA 30161
20. Edith Proctor - 730 Keelway Drive Apt. 1 Rome, GA 30161
21. Mary Vuchovich - 707 N Fourth Avenue Apt. 1 Rome, GA 30161

22. Linda Mincey - 153 East 13th Street Rome, GA 30161
23. Saleena Diamond - 125 East 13th Street Rome, GA 30161
24. Linda Mayes- 126 East 13th Street Rome, GA 30161
25. Synetta Zachery - 109 East 13th Street Rome, GA 30161
26. Fannie Knowles - 906 N Fifth Avenue Apt. 514 Rome, GA 30161
27. Alva Williams - 906 N Fifth Avenue Apt. 414 Rome, GA 30161
28. Ruth Luttrell - 906 N Fifth Avenue Apt. 414 Rome, GA 30161
29. Marilyn Patterson - 807 Avenue B Apt. 616 Rome, GA 30161
30. Glenda Barnett - 807 Avenue B Apt. 410 Rome, GA 30161
31. Shirley Blaylock - 807 Avenue B Apt. 403 Rome, GA 30161
32. Clara Green - 800 N Fifth Avenue Apt. 402 Rome, GA 30161
33. Bearnice Heton - 800 N Fifth Avenue Apt. 312 Rome, GA 30161
34. Mozelle Aycock - 800 N Fifth Avenue Apt. 503 Rome, Ga 30161

**PROGRESS IN MEETING ROME HOUSING
AUTHORITY'S
MISSIONS AND GOALS
Ga005g03**

The Rome Housing Authority (RHA) continues to work on its goals and objectives that are outlined in the five-year plan. Rome Housing Authority prides itself in providing decent, safe and sanitary housing and in promoting self-sufficiency and economic independence for its residents.

For fiscal year 2000, Rome Housing Authority implemented the deconcentration policy, flat rent (and eliminated ceiling rent), minimum rent hardship, and the site-based waiting list.

Section 8 vouchers are being provided to applicants with more lease-up for this year and more landlords are calling to participate in said program. A Family Self-Sufficient Coordinator has been hired (through funds received from a grant) to work with Section 8 participants. Rome Housing Authority (RHA) HUD approved housing counseling agencies assisted public housing and section 8 residents in purchasing their first home.

Programs such as Adult Literacy (GED), Workforce Development, licensed day care ("Wee Care Day Care" to open early November 2000) are being implemented by Rome Housing Authority. Other programs such as girl scouts, boy scouts, tutorial, etc. are being implemented. All the above programs will serve as eligible sites for our residents who participate in the *eight hours per month community service project*.

As we prepare to compete with the private market, capital funds are being used to modernize units which includes central heat and air, and landscaping.

In conclusion Rome Housing Authority (RHA) continues to demonstrate its commitment to provide decent, safe and sanitary housing for its residents.

**ROME HOUSING AUTHORITY
COMMUNITY SERVICE POLICY
Ga005h03**

- A. Community Service is the performance of voluntary work or duties that are a public benefit, and that serve to improve the quality of life, enhance resident self sufficiency, or increase resident self-responsibility in the community. Community Service does not include political activities.

Note:

For purposes of the community service requirement an adult is a person eighteen (18) years or older.

- B. Exempt: The following adult family members are exempt:
- (1) 62 years of age or older
 - (2) Persons with qualifying disabilities which prevent the individual's compliance. The individual must provide appropriate documentation to support the qualifying disability. In addition, any person who is the primary caretaker of such individual is exempt.
 - (3) Persons engaged in work activities as defined in section 407.(d) of the Social Security Act.
 - (4) Persons participating at least eight (8) hours a month in a welfare-to-work program, Rome Housing Authority's family self-sufficient program, GED, and/or Workforce Development programs.
 - (5) Persons receiving assistance from and in compliance with a State program funded under Part A, Title IV of the Social Security Act.
- C. Proof of Compliance: Each head of household must present to the HA office documentation that he/she and all other persons eighteen years of age or older living in the household, who are not exempt, have complied with this section. Documentation may include a letter from the agency on letterhead or other official document. Any such documentation shall be verifiable by the HA.

Failure to comply with the Community Service Requirement and to provide appropriate verifiable documentation prior to the date required shall result in the lease not being renewed by the HA; however, the HA may allow the family member who is not in compliance to complete the requirements within the following year. The head of household and the person not in compliance must sign an agreement stating that the deficiency will be cured within the next twelve months. Proof of compliance with the agreement shall be made by the head of household annually at re-certification. Failure to comply with the agreement shall result in the lease being terminated for such non-compliance, unless the person(s), other than the head of household, no longer resides in the unit and has been removed from the lease.

FAILURE TO COMPLY WITH THE COMMUNITY SERVICE REQUIREMENT AND TO PROVIDE APPROPRIATE VERIFIABLE DOCUMENTATION PRIOR TO THE DATE REQUIRED SHALL RESULT IN THE LEASE NOT BEING RENEWED BY THE HA.

D. Changes in Exempt or Non-Exempt Status will be handled during an interim or annual re-certification.

HOUSING AUTHORITY OF THE CITY OF ROME, GEORGIA
PET POLICY ga005i03

The Quality Housing and Work Responsibility Act of 1998, permits a resident of a dwelling unit in public housing to own 1 or more common household pets in the Housing Authority of the City of Rome, Georgia (hereinafter referred to as "RHA") owned and/or operated developments in accordance with this pet policy.

I. Definition

Definition of common household pets: Common household pets shall include the following domesticated animals such as a dog, cat, bird, rodent (including a rabbit), fish or turtle, that is traditionally kept in the home for pleasure rather than for commercial purposes. The size of dogs or cats are as follows: dogs no larger than 25 lbs. and cats no larger than 10 lbs.

NOTE: Any pet that is not fully-grown will be weighed every six months. Also, any pet that exceeds the weight limit at any time during occupancy will not be an eligible pet and must be removed from HA property.

II. Registration of Pet(s)

Prior to bringing any pet onto the premises governed by the Quality Housing and Work Responsibility Act of 1998, the resident must register the pet with Rome Housing Authority and pay the applicable pet deposit(s). The resident must update the registration(s) at least annually to coincide with the annual reexamination of the resident income. The application for registration of the pet(s) includes:

- a. A certificate signed by a licensed veterinarian/or a State or Local Authority empowered to inoculate animals (or a designated agent of such an authority) stating that the pet has received all inoculations required by applicable State and Local laws and that pet has been spayed or neutered.
- b. A completed pet information form that is sufficient to identify the pet (s) and to demonstrate that it is a common household pet(s) as defined in this policy.
- c. The name, address and phone number of two responsible parties who agree to care for the pet if the resident dies, is incapacitated or is otherwise unable to care for the pet.
- d. Payment of the applicable pet deposit as defined in Section III below, and
- e. A signed statement indicating that the resident has read the pet rules and agrees to comply with them.
- f. Display of rabies tag and/or have necessary documents upon request.

III. Pet Deposit

Residents who own or keep pets in their units must pay a refundable pet deposit. This deposit is in addition to any other financial obligation generally imposed on residents of the development. The pet deposit fee shall be as follows for each pet the resident owns or keeps. RHA reserves the right to change or increase the required deposit by amendment to this policy. Prior to moving a pet into the apartment, the resident must first make application to the Housing Authority for permission to keep a pet and pay, in advance, a deposit of \$220.00 on a cat or dog to be paid in full in installments of \$10.00 per month and a deposit of \$20.00 on a fish aquarium or caged pet to be paid in full in installments of \$10.00 per month.

TYPE OF PET	DEPOSIT
Cat or Dog	\$300.00
Fish aquarium	\$100.00
Fish bowl (requires no power and is no larger than two gallons	\$ 25.00
Caged pets	\$100.00

RHA will use the pet deposit only to pay reasonable expenses directly attributed to the presence of the pet in the development, including but not limited to the cost of repairs and replacements to, and fumigation of, the resident's dwelling unit. If the resident is in occupancy when such costs occur, the resident shall be billed for such costs as a current charge. When the resident moves from the development, RHA shall refund the unused portion of the pet deposit to the resident within a reasonable time. When the resident remains in the unit but no longer owns or keeps a pet in the dwelling unit, RHA shall credit the unused portion of the pet deposit to the resident's account.

IV. General Rules

1. Each Head of Household may own only one (1) pet. Each bird or other animals, other than fish, shall be counted as one pet.

2. Vicious and/or intimidating dogs will not be allowed.
3. All dogs and cats must be either spayed or neutered, as applicable.
4. When taken outside the resident's unit, dogs and cats must be kept on a leash or carried and controlled by a responsible adult at all times.
5. All pets must have the appropriate tags at all times. The information on the tag shall include the name of the dog and the resident's name and address.
6. Birds must be kept confined to a cage at all times.
7. Turtles must be enclosed in an acceptable cage or container at all times.
8. Residents shall not permit their pet to disturb, interfere or diminish the peaceful enjoyment of other residents. The terms "disturb, interfere and diminish" shall include but not be limited to barking, howling, chirping, biting, scratching and other like activities.
9. Requirement for cleanliness and disposal of pet wastes: Under terms of the Dwelling Lease, the tenant is responsible for keeping his or her apartment in clean and sanitary conditions. In order to keep pets in the apartment, the resident must do anything and everything necessary to maintain the apartment in such a manner that the keeping of pets will not cause a hardship to other tenants or to the Housing Authority. The following minimum requirements and standards shall apply:
 - a). Bottoms of cages containing birds or rodents must be lined at all times with an absorbent material. The cages must be cleaned daily, and wastes must be tied securely in a plastic bag and placed in dumpster. Under no circumstances may such waste be deposited in the garbage chute.
 - b). Dead fish and/or turtles must be removed promptly from an aquarium and disposed of in the same manner as provided in Section 9 (a).
 - c). A litter box and scratching post must be provided by the resident of a cat. The litter must be changed no less than one time per week, placed in a securely sealed plastic bag and disposed of in dumpster.
 - d). Residents are solely responsible for cleaning up pet droppings, if any, outside the unit and on facility grounds. Droppings must be disposed of by being placed in a sack and then placed in the dumpster outside of the building provided by RHA.
 - e). In the event a cat or dog defecates or urinates on the floor or walls of the apartment or building, the owner shall be responsible for immediate complete cleaning and

deodorizing of the area involved. If the owner fails to adhere to this rule and it becomes necessary for the housing authority to remove the pet waste, a minimum charge of \$5.00 per occurrence shall apply; this charge may be increased to cover the actual cost of labor and materials required if \$5.00 does not cover expenses incurred.

f). The resident shall be responsible for control of fleas, ticks and/or other parasites caused by keeping pets in the apartment and shall bear cost of any fumigation required.

g). The resident agrees to be responsible for reimbursing the Housing Authority for any damages whatsoever caused by resident's pet to resident's apartment or any portion of the building or grounds.

h). Requirement that pets be housebroken: Cats and dogs which have not been housebroken will not be allowed.

10. Residents shall take adequate precautions and measures necessary to eliminate pet odors within or around the unit and shall maintain the unit in a sanitary condition at all times.
11. Residents shall not alter their unit, patio or unit area in order to create an enclosure for any pet.
12. Residents are prohibited from feeding or harboring stray animals. The feeding of stray animals shall constitute having a pet without the written permission of RHA.
13. If pets are left unattended for a period of twenty-four (24) hours or more, RHA may enter the dwelling unit, remove the pet and transfer it to the responsible parties or proper authorities. RHA accepts no responsibility for the animal(s) under such circumstances.
14. Pets are not allowed in common areas including hallways, lobby areas, laundry rooms, and social rooms except those common areas which are entrances to or exits from the building.
15. The head of household or designated family member must be present during annual inspections of the unit.
16. The resident shall properly display a decal as provided by RHA to inform everyone that the dwelling unit has an approved common household pet (s) inside.

V. Refusal to Register Pet(s)

RHA may not refuse to register a pet based on the determination that the head of household is financially unable to care for the pet (s).

If RHA refuses to register a pet (s), a written notification will be sent to the head of household stating the reason for denial and shall be served in accordance with HUD Notice requirements.

RHA has a right to refuse to register a pet:

- a). If the pet is not a *common household pet* as defined in this pet policy.
- b). If keeping the pet would violate any applicable House Pet Rule.
- c). If the resident fails to provide complete registration information in accordance with this policy or fails to annually update the pet registration,
or
- d). If RHA reasonably determines, based on the resident's habits and practices, that the resident will be unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament may be considered as a factor in determining the prospective resident's ability to comply with the pet rules and other lease obligations.

The notice of refusal may be combined with a notice of a pet violation.

VI. Pet Care

All residents shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet(s). This information must be provided to the housing manager annually.

Residents must recognize that other residents may have chemical sensitivities or allergies related to pets, or may be easily frightened or disoriented by animals.

Residents must agree to exercise courtesy with to other residents.

VII. Violations

Any violation of the general rules of this pet policy is grounds for removal of the pet from the resident's unit or termination of the resident's tenancy, or both, in accordance with the lease.

VIII. Exclusions

The pet deposit will be waived for animals that assist persons with disabilities. 24CFR 942.2 excludes animals that assist the handicapped from this pet policy. RHA may not enforce or apply any pet rules against

individuals with animals that are used to assist the handicapped. Noting in 24 CFR 942.2: 1). Limits or impairs the rights of handicapped individuals, 2). Authorizes RHA to limit or impair the right of handicapped individuals, 3).

Affects any authority RHA may have to regulate animals that assist the handicapped, under Federal, State or Local Law.

the To be excluded from the Pet Policy, the head of household must certify the following:

- a). That the animal has been trained to assist with the specified disability; and
- b). That the animal actually assists the person with the disability.

IX. Conflicts with State, Local Law or Regulations

If there is any applicable State, Local Law or regulation that conflicts with any portion of the above pet policy, the State, Local Law or regulation shall apply.